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PC B262

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DEC 29 1997

Jeanne Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By *Famela Love* Deputy

STATE OF TEXAS COUNTY OF PARKER

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED DEC 29 1997



Jeanne Brunson
County Clerk, Parker County, Texas

11.930 Acres situated in and being a portion of Blocks 15, 16 and 21 of the Larger Subdivision of the Sarah Monk Survey, Abstract No. 906, in the City of Weatherford, Parker County, Texas and being all that certain Lot, Tract or Parcel of land described in Quit Claim Deed to H. Dale Henry and Ray Henry recorded in Volume 1487, Page 603, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found at the northwest corner of a tract of land conveyed to T. M. Sirod by deed recorded in Volume 743, Page 436, Deed Records, Parker County, Texas, said pipe being called by deed to be North, 139.55 feet and West, 255.2 feet from the northeast corner of said Block 15 of the Larger Subdivision of the Sarah Monk Survey; THENCE S 00°08'30" E, 395.60 feet to a pipe found in the north right of way line of East Bankhead Drive; THENCE N 88°08'07" W, with the north right of way line of said East Bankhead Drive, 54.08 feet to an iron rod found; THENCE N 00°13'21" W, 313.79 feet to a post; THENCE N 89°50'07" W, 208.35 feet to an iron post; THENCE N 00°45'53" W, 88.60 feet to an iron post; THENCE N 75°00'28" W, 109.71 feet to an iron rod set; THENCE N 10°56'35" E, 277.58 feet to an iron rod found in the south right of way line of Southview Street; THENCE S 78°48'50" E, with the south right of way line of said Southview Street, 20.0 feet to an iron rod set in a non-tangent curve to the left with a radius of 1211.05 feet and whose chord bears S 81°14'45" E, 32.18 feet; THENCE continuing with the south right of way line of said Southview Street and said curve to the left through a central angle of 01°31'21" and a distance of 32.18 feet to an iron rod set at the end of said curve; THENCE N 00°25'00" E, 183.98 feet to an iron rod found in a fence; THENCE S 87°07'04" E, on or about a fence line, 516.52 feet to a post; THENCE N 00°04'15" W, 362.56 feet to an iron rod set; THENCE N 89°27'30" E, 402.42 feet to a pipe found; THENCE S 00°18'41" W, 527.51 feet to an iron rod set; THENCE S 89°19'00" W, 396.25 feet to a concrete monument found; THENCE S 01°03'10" W, on or about a fence line, 310.67 feet to a pipe found; THENCE S 89°43'55" W, on or about a fence line, 252.31 feet to the POINT OF BEGINNING and containing 11.930 acres of land.

SURVEYOR'S CERTIFICATE

The surveyor responsible for surveying the subdivision area shall attest to the accuracy of same in the following form:

THIS is to certify that I, DAVID HARKLAW, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

David Harklaw
Surveyor
Texas Registration No. 2074

CITY APPROVAL STATEMENT

APPROVED: City Council, city of Weatherford, Texas

By: *Tom McLaughlin*
By: *Del Corbrey*
By: *...*
By: *...*
By: *Dottie K. Garcia*
10-16-97
CITY SECRETARY

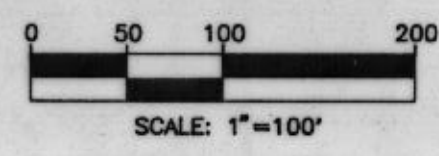
P&Z APPROVAL STATEMENT

APPROVED: P&Z Board, city of Weatherford, Texas

By: *Waymon Hamilton*

FINAL PLAT
OF
LOTS 1 THRU 18, BLOCK 1
LOTS 1 THRU 25, BLOCK 2
CHIMNEY ROCK ESTATES
CITY OF WEATHERFORD
PARKER COUNTY, TEXAS
SEPTEMBER, 1996

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	70.00'	123.12'	84.58'	107.85'	100°46'42"
C2	20.00'	35.18'	24.17'	30.82'	100°46'42"
C3	20.00'	31.71'	20.30'	28.49'	90°51'11"
C4	70.00'	111.00'	71.05'	99.73'	90°51'11"



OWNER'S CERTIFICATE FORM OF DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Al Ptomey, acting by and through the undersigned, its duly authorized officer, is the sole owner of a tract of land situated in the Sarah Monk Survey, according to a deed recorded in Volume 1487, Page 603, DRPCT, and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Al Ptomey, by and through the undersigned, its duly authorized officer, does hereby adopt this plat designating the hereinabove described real property as Chimney Rock Estates to the City of Weatherford, Texas, and it does hereby dedicate to the public's use the streets, (alleys, parks) and easements shown thereon.

WITNESS MY HAND this 3 day of SEPTEMBER, 1997

By: *Al Ptomey*

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Al Ptomey, of Weatherford, Texas, a corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of SEPTEMBER, 1997

David Harklaw
Notary Public in and for the State of Texas

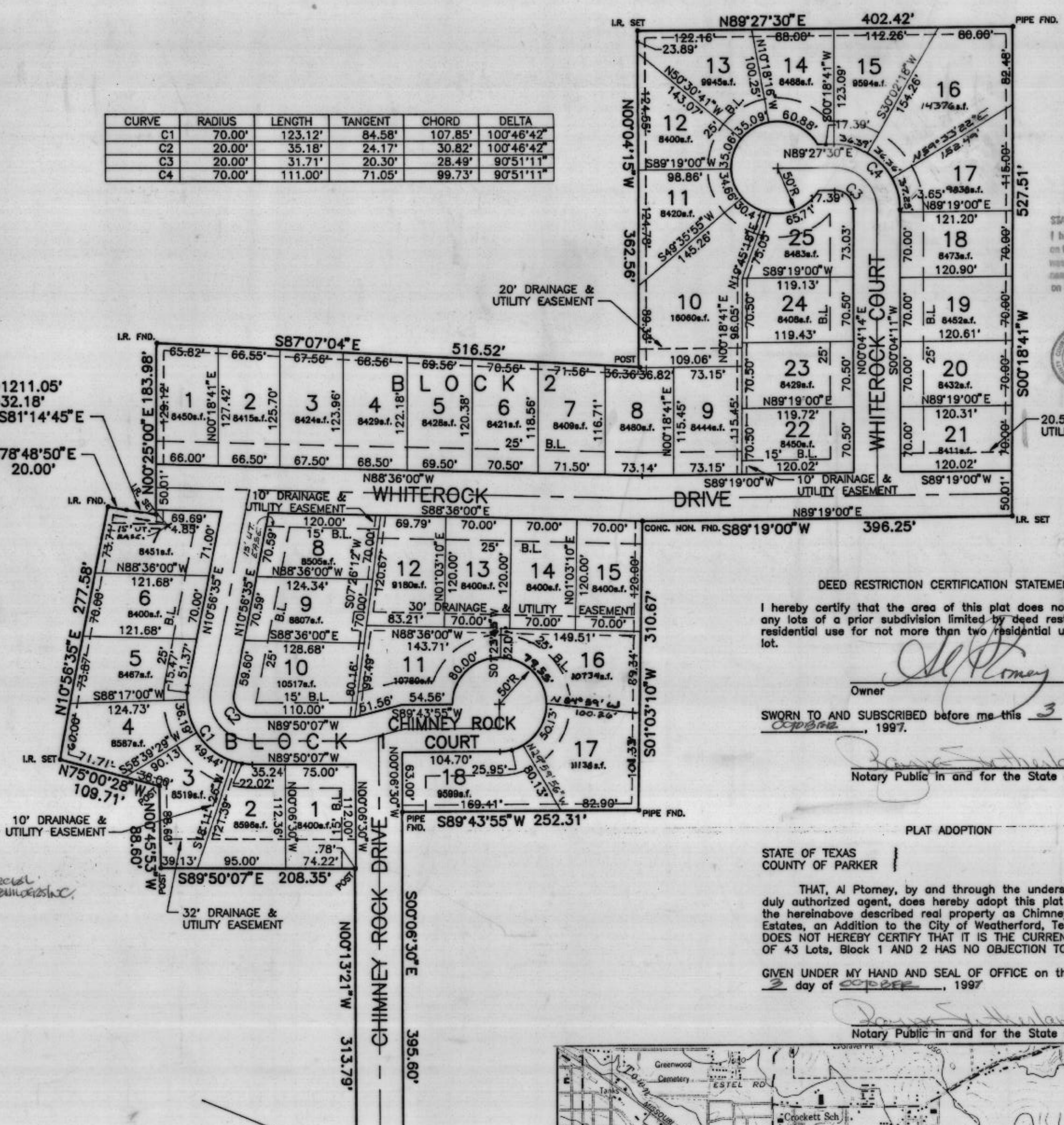
I, Al Ptomey, do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of the existing streets and alleys, or natural contours to the grade established in the subdivision.

EASEMENT REQUIREMENTS:

The Property Owners Association shall maintain all utility and drainage easements, or the property owners themselves. Along the rear of all outside lots there shall be a 7.5' utility and drainage easement. A 5.0' utility and drainage easement shall be on the front of all lots.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

*There shall be provided at the intersections of all public streets, 25' visibility triangles as required by section 8.7 of the Subdivision Ordinance of the City.



DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owner
Al Ptomey

SWORN TO AND SUBSCRIBED before me this 3 day of SEPTEMBER, 1997.

David Harklaw
Notary Public in and for the State of Texas

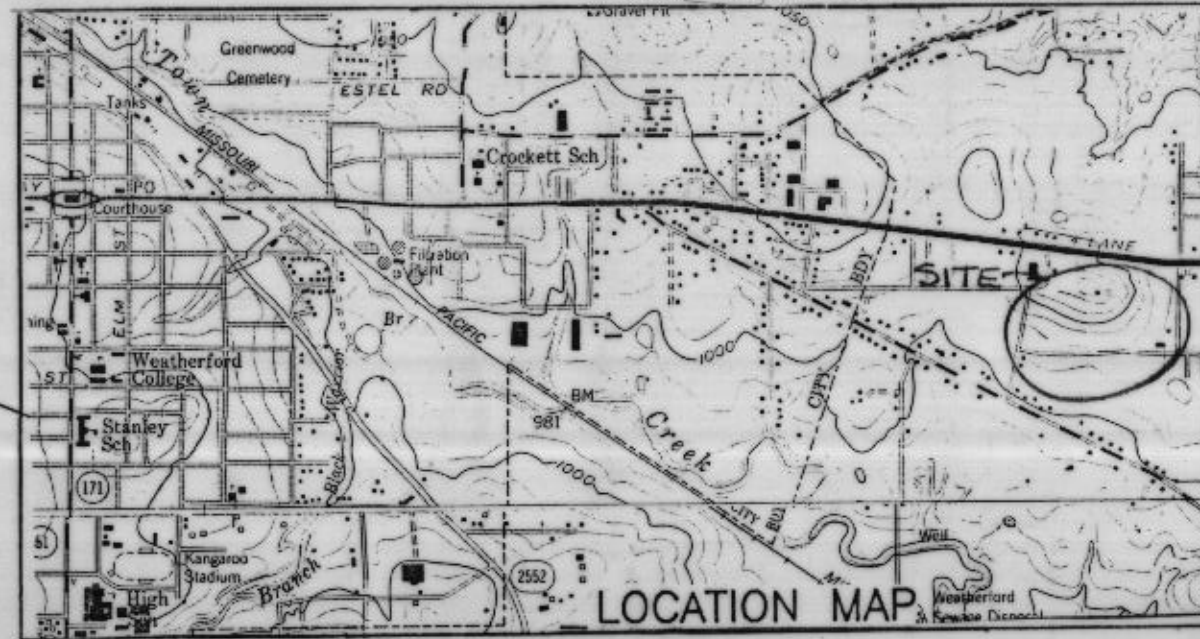
PLAT ADOPTION

STATE OF TEXAS
COUNTY OF PARKER

THAT, Al Ptomey, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Chimney Rock Estates, an Addition to the City of Weatherford, Texas, AND DOES NOT HEREBY CERTIFY THAT IT IS THE CURRENT OWNER OF 43 Lots, Block 1 AND 2 HAS NO OBJECTION TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of SEPTEMBER, 1997

David Harklaw
Notary Public in and for the State of Texas



BARNETT ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS - DESIGNERS
P.O. Box 1485 • Mineral Wells, Texas 76067
(817) 325-9417